### FORM D

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

# FORM D



# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D. SECTION 4(6) AND/OR

1310	127
OMB APPRO	DVAL
OMB Number:	3235-0076
Expires:	
Estimated averag	e burden
hours per respons	se 16.00

SEC USE ONLY							
Prefix	Serial						
DATE RE	ECEIVED						
1	1						

06041464 JNIFORM LIMITED OFFERING EXEMI	PTION
Name of Offering ( check if this is an amendment and name has changed, and indicate change.)  Lakeway Station Inc.	
Filing Under (Check box(es) that apply): Rule 504 Rule 505 Rule 506 Section 4(6) Type of Filing: New Filing Amendment	ULOE 3FORVER
A. BASIC IDENTIFICATION DATA	1
1 Enter the information requested about the issuer	JUL ( 2006 ) 5
Name of Issuer ( check if this is an amendment and name has changed, and indicate change.)  Lakeway Station Inc.	185 LEGIS
Address of Executive Offices (Number and Street, City, State, Zip Code)	Telephone Number (Including Area Code)
11690 Grooms Road, Cincinnati, OH 45242	513 554 1110
Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices)	Telephone Number (Including Area Code)
Brief Description of Business	
Purchase, hold, lease, manage, sell, exchange, redevelop, subdivide and improve real properties.	erty and interests in repPROCESSET
Type of Business Organization  Corporation Imited partnership, already formed business trust Imited partnership, to be formed  other (p	lease specify): JUL 2 6 2006 THOMSON
Month Year  Actual or Estimated Date of Incorporation or Organization: Month Year  Actual or Estimated Date of Incorporation or Organization: Date of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State CN for Canada; FN for other foreign jurisdiction)	nated FINANCIAL
GENERAL INSTRUCTIONS	
Federal:  Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D of 77d(6).	or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C.
When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given be which it is due, on the date it was mailed by United States registered or certified mail to that address.	

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

#### State:

SEC 1972 (6-02)

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

#### ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Persons who respond to the collection of information contained in this form are not

required to respond unless the form displays a currently valid OMB control number.

#### A. BASIC IDENTIFICATION DATA Enter the information requested for the following: Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer. Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and Each general and managing partner of partnership issuers. Check Box(es) that Apply: **✓** Promoter Beneficial Owner Executive Officer General and/or Managing Partner Full Name (Last name first, if individual) Phillips, Michael C. Business or Residence Address (Number and Street, City, State, Zip Code) 175 East 400 South, Suite 607, Salt Lake City, UT 84111 Check Box(es) that Apply: Beneficial Owner General and/or Promoter Executive Officer Managing Partner Full Name (Last name first, if individual) Edison, Jeffrey S. Business or Residence Address (Number and Street, City, State, Zip Code) 300 East Lombard Street, Suite 1100, Baltimore, MD 21202 Check Box(es) that Apply: Promoter Director General and/or Managing Partner Full Name (Last name first, if individual) Addy, R. Mark Business or Residence Address (Number and Street, City, State, Zip Code) 11690 Grooms Road, Cincinnati, OH 45242 Check Box(es) that Apply: Promoter General and/or Managing Partner Full Name (Last name first, if individual) Phillips Edison Shopping Center Fund III, L.P. Business or Residence Address (Number and Street, City, State, Zip Code) 11690 Grooms Road, Cincinnati, OH 45242 Check Box(es) that Apply: Promoter Beneficial Owner Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Beneficial Owner Promoter Executive Officer General and/or Director Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Beneficial Owner Check Box(es) that Apply: Promoter Executive Officer Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) (Use blank sheet, or copy and use additional copies of this sheet, as necessary)

					B. I!	NFORMAT	ION ABOU	T OFFERI	NG				
1.	Has the	issuer sol	d, or does th	ne issuer in	ntend to se	ll, to non-a	ccredited i	nvestors in	this offeri	ng?		Yes	No <b>IX</b>
	Answer also in Appendix, Column 2, if filing under ULOE.												
2.	2. What is the minimum investment that will be accepted from any individual?										\$_0.0	0	
3.	Does th	e offering	permit join	ownershi	p of a sing	le unit?	**************************	,				Yes	No <b>⊠</b>
4.			tion request									_	
	commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.												
	l Name ( one	Last name	first, if indi	vidual)		•							
Bus	siness or	Residence	Address (N	umber and	Street, Ci	ity, State, Z	(ip Code)					_	
Nai	me of As	sociated B	roker or De	aler				<u>, , , , , , , , , , , , , , , , , , , </u>				· · · · · · · · · · · · · · · · · · ·	
Sta	tes in Wi	nich Person	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All State:	s" or check	individual	States)	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	*******************************					☐ AI	l States
	AL	AK	$\overline{AZ}$	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT	NE	NV	NH	NJ	NM	NY	NC	ND	OH	OK	OR	PA
	RI	SC	SD	TN	TX	ÜT	VT	[VA]	WA	WV	WI	WY	PR
Ful	l Name (	Last name	first, if indi	vidual)									
Bus	siness or	Residence	Address (1	Number an	d Street, C	city, State,	Zip Code)						
Nai	me of As	sociated B	roker or De	aler									
Sta	tes in W	nich Persor	Listed Has	Solicited	or Intends	to Solicit	Purchasers						
	(Check	"All State:	s" or check	individual	States)	***************************************				•••••		☐ Al	l States
	AL	AK	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR
Eul			first, if indi				V I .	(VA)	[WA]		[WI]		[PK]
					·		<del></del> .						
Bus	siness or	Residence	Address (1	Number an	d Street, C	ity, State, I	Zip Code)						
Nai	me of As	sociated B	roker or De	aler	·		-						
Sta	tes in Wi	nich Persor	Listed Has	Solicited	or Intends	to Solicit	Purchasers				······································		
	(Check	"All State:	s" or check	individual	States)							☐ Al	l States
	AL	[AK]	AZ	AR	CA	CO	CT	DE	DC	FL	GA	HI	ID
	IL	IN	IA	KS	KY	LA	ME	MD	MA	MI	MN	MS	MO
	MT RI	NE SC	NV SD	NH TN	NJ TX	NM UT	NY VT	NC VA	ND WA	OH WV	OK WI	OR WY	PA PR

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

#### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box \( \sum \) and indicate in the columns below the amounts of the securities offered for exchange and the securities of the		
	already exchanged.  Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	0.00	\$ 0.00
	Equity		\$ 10,400.00
	Common Preferred	<u> </u>	_ Ψ <u>·</u>
	Convertible Securities (including warrants)	\$ 0.00	0.00 \$
	Partnership Interests		\$ 0.00
	Other (Specify)		\$ 0.00
	Total	\$ 10,400.00	\$ 10,400.00
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."	:	Aggregate Dollar Amount of Purchases
	Accredited Investors	104	\$_10,400.00
	Non-accredited Investors		§ 0.00
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$_0.00
	Regulation A		\$_0.00
	Rule 504		\$_0.00
	Total		\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		
	Printing and Engraving Costs		\$_0.00
	Legal Fees		\$_0.00
	Accounting Fees		\$_0.00
	Engineering Fees		
	Sales Commissions (specify finders' fees separately)		\$_0.00
	Other Expenses (identify)		\$ 0.00
	Total		\$_0.00

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSE	S AND USE OF PROCEEDS	
	b. Enter the difference between the aggregation and total expenses furnished in response to Parproceeds to the issuer."	rt C — Question 4.a. This difference is the	ne "adjusted gross	\$
5.	Indicate below the amount of the adjusted greach of the purposes shown. If the amount check the box to the left of the estimate. The proceeds to the issuer set forth in response	for any purpose is not known, furnish total of the payments listed must equal t	an estimate and	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees		\$ 0.00	\$_0.00
	Purchase of real estate		\$ 0.00	<u>\$</u> 10400
	Purchase, rental or leasing and installation and equipment	of machinery	\$ 0.00	\$0.00
	Construction or leasing of plant buildings a			\$_0.00
	Acquisition of other businesses (including offering that may be used in exchange for t issuer pursuant to a merger)	the value of securities involved in this he assets or securities of another		\$ <u></u> 0.00
	Repayment of indebtedness			
	Working capital		<u>\$</u> 0.00	\$0.00
	Other (specify):			\$_0.00
			\$ 0.00	\$0.00
	Column Totals			\$ <u>10,400.00</u>
	Total Payments Listed (column totals added		_	0,400.00
		D. FEDERAL SIGNATURE	<u> </u>	
sig	e issuer has duly caused this notice to be signed nature constitutes an undertaking by the issue information furnished by the issuer to any n	r to furnish to the U.S. Securities and E	xchange Commission, upon writt	
ss	uer (Print or Type)	Signature	Date	***************************************
La	keway Station Inc.	- Was Loo	Jan 6 , 30 12	2006
Na	me of Signer (Print or Type)	Title of Signer (Print or Type)		
₹. 1	Mark Addy	Vice President	( <i>//</i>	

- ATTENTION ----

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

			1	T -	TENDIA				
1	Intendation to non-a	2 I to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
AL		×	\$10,400 Prfd Shs						×
AK		×	\$10,400 Prfd Shs						×
AZ		×	\$10,400 Prfd Shs						×
AR		×	\$10,400 Prfd Shs						x
CA		×	\$10,400 Prfd Shs						×
со		×	\$10,400 Prfd Shs						×
СТ		×	\$10,400 Prfd Shs						×
DE	- Annual Communication of the	×	\$10,400 Prfd Shs						×
DC		×	\$10,400 Prfd Shs						×
FL		×	\$10,400 Prfd Shs	20	\$2,000.00				×
GA		×	\$10,400 Prfd Shs						×
НІ		×	\$10,400 Prfd Shs						×
ID		×	\$10,400 Prfd Shs						×
IL		×	\$10,400 Prfd Shs	7	\$700.00				×
IN		×	\$10,400 Prfd Shs	3	\$300.00				×
IA		×	\$10,400 Prfd Shs						×
KS		×	\$10,400 Prfd Shs	_					×
KY		×	\$10,400 Prfd Shs						×
LA		×	\$10,400 Prfd Shs						×
ME		×	\$10,400 Prfd Shs						×
MD		×	\$10,400 Prfd Shs	17	\$1,700.00				×
MA		×	\$10,400 Prfd Shs						×
MI		×	\$10,400 Prfd Shs	29	\$2,900.00				×
MN		×	\$10,400 Prfd Shs						x
MS		×	\$10,400 Prfd Shs						×

APPENDIX

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## APPENDIX

1		2	3			4		5		
	to non-a- investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No	
МО		×	\$10,400 Prfd Shs						×	
MT		×	\$10,400 Prfd Shs						×	
NE		×	\$10,400 Prfd Shs				, <u>"</u> 116.*		×	
NV		×	\$10,400 Prfd Shs						×	
NH		×	\$10,400 Prfd Shs						×	
NJ		×	\$10,400 Prfd Shs						×	
NM		×	\$10,400 Prfd Shs						×	
NY		×	\$10,400 Prfd Shs						×	
NC		×	\$10,400 Prfd Shs						×	
ND		×	\$10,400 Prfd Shs						×	
ОН		×	\$10,400 Prfd Shs	24	\$2,400.00				×	
ОК		×	\$10,400 Prfd Shs						×	
OR		×	\$10,400 Prfd Shs						×	
PA		×	\$10,400 Prfd Shs						×	
RI		×	\$10,400 Prfd Shs						×	
SC		×	\$10,400 Prfd Shs						×	
SD		×	\$10,400 Prfd Shs						×	
TN		×	\$10,400 Prfd Shs						×	
TX		×	\$10,400 Prfd Shs						×	
UT		×	\$10,400 Prfd Shs	4	\$400.00				×	
VT		×	\$10,400 Prfd Shs						×	
VA		×	\$10,400 Prfd Shs						×	
WA		×	\$10,400 Prfd Shs						×	
WV		×	\$10,400 Prfd Shs						×	
WI		×	\$10,400 Prfd Shs						×	

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1		2	3			4		5		
									ification	
			Type of security					under St	ate ULOE	
	Intend	l to sell	and aggregate					(if yes, attach		
	to non-a	ccredited	offering price		Type of investor and			explanation of		
	investor	s in State	offered in state		amount purchased in State					
	(Part B	-Item 1)	(Part C-Item 1)		(Part C-Item 2)			(Part E-Item 1)		
				Number of Number of			<del>                                     </del>	I		
				Accredited		Non-Accredited				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No	
WY		×	\$10,400 Prfd Shs						×	
	<u> </u>							<u> </u>		
PR		×	\$10,400 Prfd Shs						×	